

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: November 15, 2013
OWNER: GW Real Estate Holding, LLC
PETITIONER: Bill Newlon
PROJECT: Hidden Harbor Mobile Home Park
REQUEST: Planned Developments Rezoning
CASE NO.: RZ-13-138

GENERAL LOCATION: The property is generally located on the east side of U.S. 27, west of Lake Harris and south of Magnolia Avenue.

FUTURE LAND USE DESIGNATION:
City Residential High Density and City Conservation

SURROUNDING FUTURE LAND USE DESIGNATION:

North -	County Urban Expansion
South -	County Urban Expansion
East -	County Urban Expansion
West -	City General Commercial

PROPOSED FUTURE LAND USE DESIGNATION:
n/a

EXISTING ZONING DESIGNATION: PUD (Planned Unit Development)

SURROUNDING ZONING DESIGNATIONS:

North –	County R-6 (Urban Residential District) and County C-1 (Neighborhood Commercial)
South -	County R-6 (Urban Residential District) and County C-1 (Neighborhood Commercial)
East -	County CFD [Community Facilities (CFD)]
West -	City C-2 (Community Commercial)

PROPOSED ZONING DESIGNATION:
no change requested

EXISTING LAND USE: Age 55+ Manufactured Home Community

SURROUNDING LAND USE:

North -	Single family residential
South -	Undeveloped
East	Undeveloped and Lake Harris
West	Self storage facility

PROPOSED LAND USE: n/a